

PROPOSED DEVELOPMENT CONDITIONS

SE 02-CR-18

MARCH 28, 2002

If it is the intent of the Fauquier County Planning Commission to recommend approval of SE 02-CR-18 located on Parcel I.D. numbers 7807-84-7951-000 and 7807-87-9049-000 for an industrial use in the Rural Agricultural zoning district, the staff recommends that the Planning Commission condition such approval by requiring conformance with the following development conditions:

1. The special exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special exception is granted only for the purpose(s), structure(s) and/or uses indicated on the special exception plat approved with the application, dated January 28, 2002, as qualified by these development conditions.
3. This special exception is subject to the provisions of Article 12 of the Fauquier County Zoning Ordinance, Site Plans, as may be determined by the Fauquier County Department of Community Development.
4. The applicant shall file a site plan within one year of approval of this special exception amendment.
5. The subject parcels under this special exception shall not be subdivided without amendment to the special exception in accordance with the provisions of Article 5 of the Zoning Ordinance.
6. The limits of disturbance shall be limited to those areas indicated on the special exception plat, unless the Director determines that some modification is necessary at the time of site plan review due to final engineering requirements.
7. Best management practices shall be incorporated into stormwater management designs to the satisfaction of the County Engineer as determined at the time of site plan review.
8. The applicant shall obtain all necessary approvals for a commercial well and septic drainfield from the Health Department prior to site plan approval. If the final drainfield system is alternative (as classified by the Commonwealth of Virginia) in nature, the applicant shall enter into an operation and maintenance agreement with a qualified party and provide evidence of such an agreement to the Building Official prior to the issuance of the Certificate of Occupancy.
9. The applicant shall comply with all applicable zoning regulations, including but not limited to setbacks, buffer yards, tree canopy, landscaping, parking and lighting.
10. The building façade shall be designed in a nature similar to a residential or agricultural structure to maintain the character of the area. An architectural rendering shall be submitted to the Zoning Administrator at the time of site plan submission to ensure that this condition is satisfied.
11. A commercial entrance capable of accommodating two-way traffic shall be constructed to VDOT's satisfaction, with final design standards to be determined at time of site plan review.

12. The hours of operation shall be 8:00am to 5:00pm, Monday through Friday, with emergency service operations only permitted in the evenings or on the weekends.
13. Any test flights of the product produced on site shall be limited to the hours of operation specified in condition #12 above, and shall not occur over any property other than those included in the application.
14. The number of employees on site shall not exceed 25.
15. All lighting shall be backshielded and directed inward and downward so as to minimize off-site impacts.
16. There shall be no retail sales associated with this use.